025.0	0005	0028.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	975,000 / 975,000
					USE VALUE:	975,000 / 975,000
					ASSESSED:	975,000 / 975,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
43	-45	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SPERO DENISE A
Owner 2:	
Owner 3:	
Street 1:	45 TROWBRIDGE STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SPERO DAVID J, DENISE A/TR -
Owner 2:	D & M REALTY TRUST II -
Street 1:	22 TOMAHAWK ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1915, having primarily Vinyl Exterior and 2766 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5091.000	516,800		458,200	975,000
Total Card	0.117	516,800		458,200	975,000
Total Parcel	0.117	516,800		458,200	975,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 352.47 /Parcel: 352.47

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 16976

GIS Ref

GIS Ref

Insp Date 03/19/21

!2081!

PREVIOUS ASSESSMENT

Parcel ID 025.0-0005-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	516,800	0	5,091.	458,200	975,000		Year end	12/23/2021
2021	104	FV	493,300	0	5,000.	456,000	949,300		Year End Roll	12/10/2020
2020	104	FV	493,400	0	5,000.	456,000	949,400	949,400	Year End Roll	12/18/2019
2019	104	FV	378,400	0	5,000.	484,500	862,900	862,900	Year End Roll	1/3/2019
2018	104	FV	378,400	0	5,000.	353,400	731,800	731,800	Year End Roll	12/20/2017
2017	104	FV	352,500	0	5,000.	307,800	660,300	660,300	Year End Roll	1/3/2017
2016	104	FV	352,500	0	5,000.	262,200	614,700	614,700	Year End	1/4/2016
2015	104	FV	313,300	0	5,000.	256,500	569,800	569,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:01:09

LAST REV

Date	Time
04/13/21	10:46:17
danam	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2081

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SPERO DAVID J,	66292-458		10/28/2015	Convenience		No	No		
SPERO MARY A /T	66292-454		10/28/2015	Convenience		No	No		
	19867-552		6/1/1989		1	No	No		A

USER DEFINED

Prior Id # 1:	16976
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/4/2018	548	Redo Kit	1,000	C				
4/6/2018	376	Inter Fi	23,345	C				
10/2/2013	1466	Re-Roof	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
3/19/2021	Measured	DGM	D Mann
9/30/2017	Inspected	HS	Hanne S
9/9/2017	MEAS&NOTICE	KB	Kevin B
1/28/2014	Info Fm Prmt	EMK	Ellen K
4/29/2009	Measured	163	PATRIOT
4/13/2000	Inspected	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5091		Sq. Ft.	Site		0	80.	1.12	1									458,186						458,200	

Total AC/HA:	0.11687	Total SF/SM:	5091	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	458,186	Spl Credit		Total:	458,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1915	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:	1	Rating:	Average
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.06551242
Const Adj.:	0.97806144
Adj $ / SQ:	187.585
Other Features:	119500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	702202
Depreciation:	185381
Depreciated Total:	516821

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

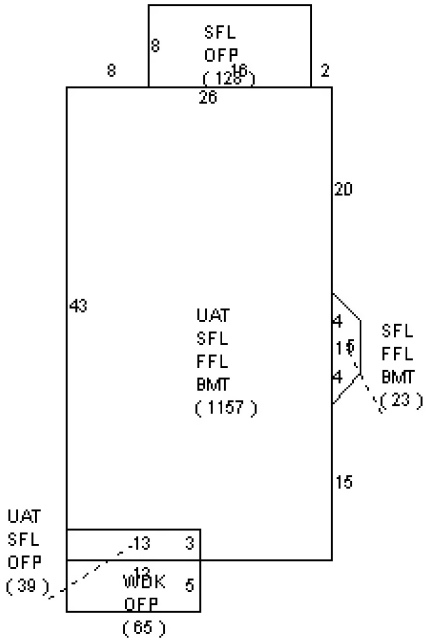
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	187.58
Special Features:	0	Val/Su Net:	120.10
Final Total:	516800	Val/Su SzAd	204.51

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,347	187.580	252,676
BMT	Basement	1,180	56.280	66,405
FFL	First Floor	1,180	187.580	221,350
UAT	Upper Attic	299	120.050	35,896
OFP	Open Porch	232	23.090	5,358
WDK	Deck	65	15.650	1,017

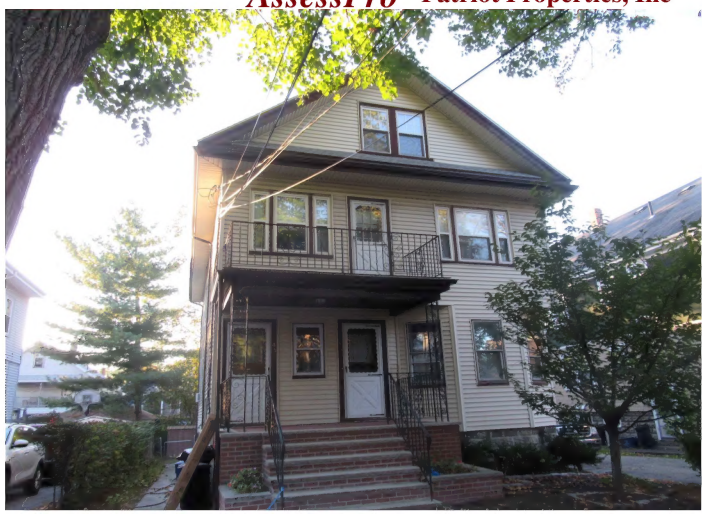
Net Sketched Area:	4,303			Total:	582,702
Size Ad	2527	Gross Area	5200	FinArea	2766

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	80	A	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0005-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X6	A	AV	2012	0.00	T	5.6	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	